

PHA Plans

Streamlined Annual Version

U.S. Department of Housing and
Urban Development
Office of Public and Indian
Housing

OMB No. 2577-0226
(exp. 08/31/2009)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined Annual PHA Plan

for Fiscal Year: 2007

PHA Name: McAllen Housing Authority

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan Agency Identification

PHA Name: McAllen Housing Authority

PHA Number: TX028

PHA Fiscal Year Beginning: (mm/yyyy) 07/2007

PHA Programs Administered:

☒ **Public Housing and Section 8**

☐ **Section 8 Only**

☐ **Public Housing Only**

Number of public housing units: **199**

Number of S8 units:

Number of public housing units:

Number of S8 units: **1,032 (As per ACC)**

☐ **PHA Consortia: (check box if submitting a joint PHA Plan and complete table)**

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

PHA Plan Contact Information:

Name: **Jose A. Saenz**

Phone: **956-686-3951**

TDD:

Email (if available): jasaenz@mcaha.org

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)

☒ PHA's main administrative office ☐ PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. ☒ Yes ☐ No.

If yes, select all that apply:

- ☒ Main administrative office of the PHA
☐ PHA development management offices
☐ Main administrative office of the local, county or State government
☐ Public library ☐ PHA website ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA ☐ PHA development management offices
☐ Other (list below)

Streamlined Annual PHA Plan
Fiscal Year 2007
[24 CFR Part 903.12(c)]

Table of Contents
[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

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B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

Form HUD-50070, Certification for a Drug-Free Workplace; (Cancelled)

Form HUD-50071, Certification of Payments to Influence Federal Transactions; and

Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Site-Based Waiting Lists-Previous Year

PHA does not administer site-based waiting lists.

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B. *N/A*

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time? *N/A*
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? *N/A*
4. ☐ Yes ☐ No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below: *N/A*

B. Site-Based Waiting Lists – Coming Year

PHA does not administer site-based waiting lists.

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

1. How many site-based waiting lists will the PHA operate in the coming year? *N/A*

2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists? *N/A*
3. ☐ Yes ☐ No: May families be on more than one list simultaneously?
If yes, how many lists? *N/A*
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)? *N/A*
- ☐ PHA main administrative office
 - ☐ All PHA development management offices
 - ☐ Management offices at developments with site-based waiting lists
 - ☐ At the development to which they would like to apply
 - ☐ Other (list below)

2. Capital Improvement Needs

[24 CFR Part 903.12 (c), 903.7 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Capital Fund Program

1. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. ☐ Yes ☒ No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

1. ☐ Yes ☒ No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).

2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	<input type="checkbox"/> Revitalization Plan under development <input type="checkbox"/> Revitalization Plan submitted, pending approval <input type="checkbox"/> Revitalization Plan approved <input type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway

3. ☐ Yes ☒ No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:

4. ☒ Yes ☐ No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:

Retama Village (TX028-001): This development includes a total of 150 units which are proposed to-be-demolished in two phases and the Housing Authority plans one-for-one replacement on and off site.

A demolition application for the first phase, which includes 76 units, has been submitted and is pending HUD approval. Phase I is demolition of 76 units to be replaced with a 128 unit operating subsidy only mixed finance development of which 64 units will be Public Housing. As of April 2007, the mixed finance application was under review by HUD and HUD approval estimated for May 2007. Estimated construction completion is September 2008.

Mixed-financed development activity on the second phase of Retama Village (TX028-001) will be based on a favorable funding award under the 2007 Tax Credit Program of the State of Texas. Proposed activity of Phase II includes the demolition/disposition of 74 units, the balance of the original 150 units of the fifty year old public housing development, and the reconstruction of 74 new multi-family housing units on the same site and/or possibly on another site(s).

5. ☒ Yes ☐ No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

Continued exploration of the replacement of 49 single family public housing units due to proposed conversion of this development (Vine Terrace TX028-003) into a homeownership opportunity to existing residents in these units or to voucher families wanting to be first time homeowners.

Demolition and Disposition

[24 CFR Part 903.12(b), 903.7 (h)]

- a. ☒ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

Demolition/Disposition Activity Description
1a. Development name: <i>Retama Village</i>
1b. Development (project) number: <i>TX028-001</i>
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <i>(11/21/2006) Submitted. Demolition/Disposition application for 76 units (DDA0002341) was submitted and pending SAC approval. A second demolition/disposition application for 74 units is planned for submission in July 2007.</i>
5. Number of units affected: <i>150</i>
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development <i>Submitted application for 76 units which is pending SAC approval. A second application for 74 units is planned for submission. Total units affected will be 150, which is the total existing development.</i>
7. Timeline for activity: a. Actual or projected start date of activity: <i>30 days after HUD approval.</i> b. Projected end date of activity: <i>150 days after start date.</i>

Demolition/Disposition Activity Description
1a. Development name: Vine Terrace
1b. Development (project) number: TX028-003
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY) During program year and subject to analysis of proposed activity to be undertaken, funding sources available and program of work production schedule.
5. Number of units affected: 49
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: To be determined during program year. b. Projected end date of activity: To be determined during program year.

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program (if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

1. ☒ Yes ☐ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to the next component; if "yes", complete each program description below (copy and complete questions for each program identified.) **The PHA implemented the Homeownership Program as approved by the Board of Commissioners on August 2003.**

2. Program Description:

a. Size of Program

- ☒ Yes ☐ No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? **Previous maximum was 25 or less.**

Fourteen (14) families currently in the program. Will increase participant count by ten (10) families to new maximum of 35.

b. PHA-established eligibility criteria

- ☒ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria:

- ***One year in Housing Choice Voucher Program***
- ***No late rent payments under current lease or at prior unit lease.***
- ***No serious lease violations noted by landlord or management office under current lease or prior unit lease.***

c. What actions will the PHA undertake to implement the program this year (list)?

- ***Program is in place and actively marketed.***
- ***Quarterly outreach to Voucher Families with unit rent of at least \$500/month***
- ***Informational materials to be provided on Homeownership Program at family's annual re-certification visit.***

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- ☒ Establishing a minimum homeowner down payment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- ☒ Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- ☒ Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below): ***McAllen Affordable Homes, Inc. (Founded in 1977)***
- ☐ Demonstrating that it has other relevant experience (list experience below):

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

☒ Yes ☐ No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

1. ☒ Yes ☐ No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:

- ☐ low utilization rate for vouchers due to lack of suitable rental units
- ☐ access to neighborhoods outside of high poverty areas
- ☒ other (describe below:) ***Encourage development of affordable housing in the community. Provide opportunity to reside in mixed income developments.***

2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts): ***Number of units to be based on 20% of authorized budget authority and available properties that can accommodate project-based assistance. Properties located throughout the City of McAllen and its ETJ.***

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: (provide name here) ***City of McAllen***

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (List below)
 - ***apply for additional vouchers***
 - ***leverage private or other public funds to create additional housing opportunities, including mixed financed developments.***
 - ***acquire or build units or developments***
 - ***increase customer service***
 - ***renovate or modernize public housing units, and demolition of obsolete Public Housing and replacement of demolished units on a one-for-one basis.***
 - ***conduct outreach efforts for potential voucher landlords***
 - ***establish voucher payment standards, as appropriate***
 - ***implement public housing security improvements***
 - ***increase number and percentage of employed persons in assisted families***
 - ***provide or attract supportive services to improve assistance recipients' employability***
 - ***provide or attract supportive services to increase independence for the elderly or families with disabilities***
 - ***create home buying opportunity program***
 - ***increase motivation of residents to become self-sufficient***

☐ Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The Rio Grande Valley Entitlement Communities Consolidated Plan 2005/2006 – 2009/2010 (which included the City of McAllen) cited the following as “gaps in the delivery system for public housing...” that support the McAllen PHA Plan.

“Many PHAs lack the financial resources to upgrade their facilities and to expand the number of public housing or Section 8 units to meet local needs of affordable housing to low and moderate income families.”

Regional Priorities cited in the Consolidated Plan that supports the PHA Plan include:

- 1) To increase opportunities for low and moderate income residents (51-80 percent of the median income) to attain homeownership, including first time homebuyers, renters and single heads of households.*
- 3) To improve the living conditions for extremely low, low and moderate income renters (0 80 percent of the median income).*

Regional Strategies cited in the Consolidated Plan that supports the PHA Plan include:

- Construct new affordable homeownership units*
- Promote affordable housing opportunities*
- Construct new affordable rental housing units*
- Acquire and rehabilitate existing rental properties*
- Provide tenant-based rental assistance*

Priority Housing needs cited in the Consolidated Plan identified a large unmet need for all categories of housing included:

- Shortage of affordable homeownership units for low and moderate income households.*
- Low and moderate income households lack funds for needed rehabilitation of housing conditions that threaten health and safety.*
- Shortage of affordable rental housing for extremely low, low and moderate income households.*

Analysis of the Characteristics of the Housing Market – Many low and moderate income households cannot afford market rate rental units or homeownership units without incurring an excessive cost burden. The following groups have been identified as the highest priorities for affordable housing assistance during the five-year period of the Consolidated Plan:

- Renters with incomes between 51 and 80 percent of median income who with sufficient down-payment resources and credit counseling, are strong candidates*

for assisted homeownership opportunities.

- *Renters with incomes below 50 percent of the median income, who experience cost burden.*
- *Renters with incomes below 50 percent of the median income, who are living in substandard housing.*

Obstacle to meeting underserved needs as identified in the Regional Consolidated Plan include:

- *Greater need than can be addressed by existing resources.*
- *Shortage of units available for rental housing.*
- *Lack of sites available for new construction or rental housing.*
- *Cost of new construction/rehabilitation*
- *Growing low income population due to lack of education and job skills.*
- *Reluctance of neighborhoods to accept low income housing.*
- *Reluctance of eligible persons to live in public housing.*
- *Relocation costs associated with rehabilitation of existing rental units, which are currently occupied.*
- *Rising costs of rehabilitation faced by persons on fixed incomes.*
- *Fear of government programs by the public.*
- *Lack of knowledge regarding available public resources*

Public Housing Strategies as cited in the Consolidated plan include:

- *Increasing the number of affordable units.*
- *Maximizing the number of affordable units by reducing turnover time for vacated public housing units.*
- *Applying for additional Section 8 units should they become available (0-30%).*
- *Maintaining or increasing Section 8 lease up rates by establishing payment standards that will enable families to rent throughout the various jurisdictions of the Regional Consolidated Plan entities.*
- *Maintaining or increasing Section 8 lease up rates by effectively screening Section 8 applicants to increase owner acceptance of program.*
- *Employing admissions preferences aimed at families with economic hardships (0-30%)*
- *Adopting rent policies to support and encourage work (0-30%; and at or below 50%)*
- *Participating in the Consolidated Plan development process to ensure coordination with broader housing and community development strategies.*

Restoration/Renovation Needs

PHA units are renovated and modernized through the Capital Fund Program and with regular maintenance. PHAs identify other funding sources for renovation activities including CDBG, HOME, Low Income Housing Tax Credits and the Texas Trust

Fund.

The following identifies past and current activities from the City of McAllen and the McAllen Housing Authority that support initiatives of the Regional Consolidated Plan:

Deleted: ¶

- *Jurisdiction Commitment: Increasing the supply of affordable housing; reducing housing cost burdens for low-income households and improving living environment of lower income residents.*
- *Action: CDBG and HOME funds are provided to McAllen Affordable Homes, Inc. (a non-profit corporation) which assists low income families to acquire homeownership opportunities. PHA families are referred and have been assisted through this program.*
- *Action: Through McAllen Affordable Homes, Inc., development and construction costs are subsidized by CDBG and HOME monies and these reductions of cost burdens are available to PHA families who are referred to McAllen Affordable Homes, Inc. and have been assisted with homebuyer and down payment assistance programs.*
- *Action: Both of the above actions address the commitment to improve the living environment of lower income PHA residents by providing opportunities to move out of assisted housing conditions.*
- *Jurisdiction Commitment: Increasing housing choices for low-income and minority residents; addressing the unique needs of large families, the elderly and persons with disabilities.*
- *Action: The city's housing finance programs have been provided to the McAllen Housing Authority to undertake new developments. Funding was provided from the local Housing Finance Corporation and the ½ cent Sales Tax Corporation to assist with the construction of a new elderly development. Land was donated and City Architectural and Engineering services were also provided to offset development costs.*
- *Action: The city continues to provide land donations to the McAllen Housing Authority as future sites to construct other housing developments. City Architectural and Engineering services are also provided towards these efforts in compliance with its jurisdictional commitment.*

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

PHAs are to indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;	5 Year and Annual Plans
X	PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan	Streamlined Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
N/A	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
N/A	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
N/A	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report <i>(See Attachment TX028a01)</i> Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: McAllen Housing Authority		Grant Type and Number Capital Fund Program Grant No: TX59P0280107 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)				
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report (See Attachment TX028a01)

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

[illegible]

[illegible]

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan *(Not Applicable with Streamlined Annual Plan)*

Part I: Summary

PHA Name McAllen Housing Authority				<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/ HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:
	Annual Statement				
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan *(Not Applicable with Streamlined Annual Plan)*

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual						
Statement						
Total CFP Estimated Cost			\$			\$

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan			<i>(Not Applicable with Streamlined Annual Plan)</i>		
Part II: Supporting Pages—Work Activities					
Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Total CFP Estimated Cost		\$			\$